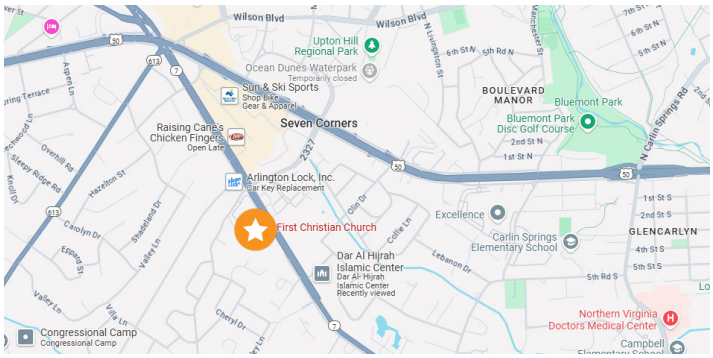
Kindred Crossing

6163A (Kindred Crossing) & 6163B (Clinic) Leesburg Pike • Falls Church, VA • ***wesleyhousing.org***

wesley housing
building up





Fast Facts:

95 units of affordable housing

Housing for older adults

New construction

2028
estimated project completion

Unit Mix:

Size	50% of AMI	60% of AMI	Total
1 Bedroom	74	2	76
2 Bedroom	11	8	19
Total	**85**	**10**	**95**

Community Features:

Residential surface and garage parking spaces
Co-located health clinic

Building Features:

Community room
Exercise room
On-site laundry
Flexible activity rooms
Large courtyard
10 fully accessible units
Universal Design elements
National Green Building Standard (NGBS) Silver Level

Anticipated Schedule:

Zoning Approval	February 2023
LIHTC Award	October 2025
Construction Finance Closing	Fall 2026
Placed-in-Service	Fall 2028
Permanent Finance Conversion	Summer 2029

Project Overview:

Wesley Housing is partnering with First Christian Church of Falls Church to develop a 95-unit affordable independent older adult community on 2.9 acres of underutilized church-owned land.

The development will provide homes for older adults with low incomes, with units designated for households earning up to 60% of the area median income (AMI). In addition to housing, the community will include approximately 5,000 SF of commercial space for Culmore Clinic, a nonprofit healthcare provider currently operating within the church, which offers low-cost medical services to patients who would otherwise not have access to medical care.

This development project marks Fairfax County's first affordable housing community developed through a faith-based partnership. Zoning entitlements were secured in February 2023. The development has been awarded $9.7M and 48 project-based rental assistance vouchers by the Fairfax County Redevelopment and Housing Authority (FCRHA). Additionally, the development was awarded $7.7M and 37 Project Rental Assistance Contract (PRAC) vouchers through the U.S. Department of Housing and Urban Development's (HUD) Section 202 funding in February 2025.

By integrating affordable housing with on-site healthcare services, this development takes an innovative approach to addressing the interconnected needs of housing and health in the Bailey's Crossroads community.

Partners:

Culmore Clinic
Fairfax County Department of Public Works and Environmental Services (DPWES)
Fairfax County Redevelopment and Housing Authority (FCRHA)
First Christian Church of Falls Church
Grandbridge Real Estate Capital
Grimm + Parker
Harkins Builders
JDC
Truist Bank
U.S. Department of Housing and Urban Development (HUD)
Virginia Department of Housing and Community Development (DHCD)
Virginia Housing
Walter L. Phillips

Key Financing:

4% Low Income Housing Tax Credits
Federal Home Loan Bank of Atlanta
FCRHA
HUD 202 Award
DHCD VHTF and HIEE and HOME
DPWES

Total development costs are estimated at $54.6M